



FRAME PROJECTS

Old Kent Road Community Review Panel

Report of Review Meeting: 12-38 Hatcham Road

Monday 22 March 2021

Video conference via Zoom

Group

Gurmeet Sian (chair)

Tyreece Asamoah

Lucy Atkinson

Hugh Balfour

Hazel Flynn

James Glancy

Aaron Mo

Saidat Oketunde

Victoria Oluwables

Peter Warren

Attendees

Tim Cutts

London Borough of Southwark

Liz Awoyemi

London Borough of Southwark

Tom Bolton

Frame Projects

Penny Nakan

Frame Projects

Apologies / copied to

Shelene Byer

Old Kent Road Community Review Panel

Muyi Kazim

Old Kent Road Community Review Panel

Madison Westwood

Old Kent Road Community Review Panel

Colin Wilson

London Borough of Southwark

Confidentiality

As a public organisation the London Borough of Southwark is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Site address

12-38 Hatcham Road, London SE15 1TW

2. Presenting team

Pete Smith	Davy Smith Architects
Tommy Harrison	Davy Smith Architects
Pat Maher	Regent Land and Development
John Gulston	Regent Land and Development
Mike Martin	Turkington Martin Landscape Architects
Richard Quelch	Q Square
Joe Hyman	Q Square

3. Planning authority's briefing

The site, at the eastern side of Hatcham Road, currently contains a two-storey industrial warehouse building with a small courtyard. The proposal is to demolish the existing buildings for a mixed-use development. It will consist of commercial space and a place of worship. Part of the site is currently used as a place of worship; the current plan is for the church to reoccupy the space. The proposed development would include a mix of commercial and church floorspace at lower floor levels, and 49 residential units on the upper floors. Of these, 22.5 per cent are one-bed homes, 49 per cent are two-bed homes and 28.5 per cent are three-bed homes. The scheme also makes a contribution to the delivery of part of the planned Hatcham Road Park.

The proposed building consists of three volumes of one, five and seven storeys. The ground floor and part of the first floor create a podium. This volume overlaps partially with the main residential volume. A two-storey setback contains eight residential units and emphasizes the new façade to the park. The massing has been developed in response to the consented scheme next door at Iberia House (2 Hatcham Road), to allow a rationalised transition between the two developments.

Southwark officers asked the panel to consider the following issues in particular:

- Noise could be an issue in the proposed development. Does the panel consider the church/housing mix use appropriate for this development?
- The council's revised draft Area Action Plan encourages the provision of three-bed homes, or larger. Does the panel think more three or four bed flats are needed?
- The council's ambition is to provide a new pocket green park space to encourage social interaction for new and existing residents. Does the panel consider that the proposal would integrate well with surrounding context?
- To improve the provision of amenity space, the applicant is proposing communal amenity space on the roof. How does the panel feel about rooftop amenity space?
- The site will be located within a Controlled Parking Zone and occupiers of the development will be unable to obtain a street parking permit. Do the panel feel that other methods of transportation can work in this area?

4. Community Review Panel's views

Summary

The panel expresses its overall support for scheme, which it considers to be well-designed and an appropriate scale for its setting, but raises questions over the proposed mix of residential unit sizes, as well as concerns over parking requirements for the church. The panel feels that the proposed massing succeeds in balancing the building with the neighbouring Iberia House, and that the stepped back upper floors are a success. The architecture is attractive, with a well-considered choice of materials. However, the panel emphasises the need to assess the proposals alongside tall buildings proposed nearby, including impact on overshadowing. The panel considers that fewer small units should be included, and more larger apartments suited to families. Apartments overlooking Ilderton Road should not be adversely affected by pollution and noise. The panel expresses caution about the absence of parking spaces in the new development. Well-funded initiatives will be needed to encourage the use of public transport if the church is to remain viable, and if weekend parking is not to become a problem for residents. The panel also emphasises the need for a highly noise insulation to prevent church services from disturbing residents. It suggests that the park area is unlikely to be used by residents in its meanwhile state, unless further thought is given to how amenity space can be designed specifically for them. The panel also asks that further thought is given to safety for those using lifts in the communal entrance lobby. These comments are expanded below.

Architecture and massing

- The panel congratulates the applicants on the proposed design approach, which it feels is thoughtful and well balanced.
- The panel supports the proposed height and massing of the development. It feels that the stepped back upper floors prevent the building from appearing to be too tall, and connect it well to the future Iberia House development next door.
- The inclusion of a communal roof garden on the stepped back elements of the building also offers significant benefit to residents.
- The panel also appreciates the proposed architectural approach, including the choice of grey brick at ground and first floor levels, and red brick above.
- The panel also feels that the development relates successfully to Hatcham Road and to its surrounding context. However, it is aware that developments of a significant scale are planned nearby, especially along Ilderton Road – such as the Jewson's site – and asks for further reassurance that this proposal can be assessed within the emerging local context.

Parking

- The panel understands that the forthcoming controlled parking zone, and the lack of parking spaces in the new development will require a significant change in behaviour from the congregation of the Christ High Commission International Ministries church, many of whom drive to Sunday services.
- A high proportion of the church's congregation does not live locally, and the location is not particularly well-served by public transport. Families also choose to drive for convenience. There are therefore significant barriers to the future viability of the church use on this site.
- There is also a risk that, if the controlled parking zone does not operate on Sundays, nearby streets will be overwhelmed by those parking for services, as occurs elsewhere in the Old Kent Road.
- The panel recognises that this issue relates to Southwark Council policy, and is to some extent beyond the remit of the design team. It suggests that officers give further thought to how the funding needed for the resource-intensive task of promoting walking and cycling to church members can be provided. A effective behaviour change strategy is needed, not only for this development, but more widely for car-free developments across the Old Kent Road area.
- The panel also asks whether temporary solutions can be considered, for example designing the park space to be used for parking on Sundays.
- The panel also supports the council's intention of introducing one-way streets in the area to create more space for landscaping, visitor parking, and servicing.

Park space

- The panel welcomes the long-term plan to create a Hatcham Road Park, to which this development will contribute space, as surrounding sites comes forward for development.
- However, it questions whether the temporary yard space that will be created on the north side of the site will offer any benefit to residents. The dominant access will be from the church areas at ground floor level, and it is unlikely that residents will see this space as their own. The panel asks that more thought is given to how the space can be designed to enable and encourage use by residents.

Communal entrance

- The panel notes that the communal lifts are not visible from the street or the main entrance doors. It suggests that this design could create a concealed area that may not feel safe, particularly for women waiting for lifts to arrive. The communal entrance is accessible from the commercial and church areas on the ground floor, which could

also reduce safety. The panel asks that further thought is given to how this space can be designed to be as safe as possible.

Residential mix

- The panel is concerned that the proposed mix of one, two and three-bed homes does not provide an optimum combination for the area. The high demand for family accommodation is recognised in the Old Kent Road Area Action Plan, and the panel asks that further thought is given to whether more larger units can be provided.
- More larger units would also be preferable from a management perspective. The combination of families with children and people living in one bed flats can be especially difficult to manage on a single floor or building.
- The panel also notes that tenures are separate by floors. While it understands this decision has been made in response to the requirements of social housing providers, it expresses concern that this social stratification does not make a positive contribution to the development.

Quality of accommodation

- The panel is concerned that the pollution and noise from traffic on Ilderton Road will have a negative impact on people living in apartments on the eastern side of the building, especially those on lower floors. It asks for assurances that the quality of life for those living in these units will meet the same standards as for those the other side of the building.
- The panel also raises the risk of overshadowing from the proposed building on the Jewson's site, opposite on Ilderton Road, and asks the design team to assess its potential impact.
- Church services will generate significant noise. The panel emphasises the need for effective design solutions that will prevent negative impact on residents, including acoustic data submitted as part of a planning application, and a noise attenuation conditioned in any planning permission.

Connections

- The panel asks that consideration is given to the way the development will connect with routes to green spaces, schools and other local facilities. The pedestrian experience in the area can be hostile at the moment, and further thought is needed about the quality of local links, in conversation with Southwark officers.

Next steps

The Community Review Panel is available, if required, to provide further input once designs have reached the next stage of development.